



# महाराष्ट्र शासन राजपत्र

## असाधारण भाग एक—कोकण विभागीय पुरवणी

वर्ष २, अंक ११]

गुरुवार, एप्रिल २१, २०१६/वैशाख १, शके १९३८

[पृष्ठे ३, किंमत : रुपये ११.००

### असाधारण क्रमांक १७

### प्राधिकृत प्रकाशन

#### नगरविकास विभाग

मंत्रालय, मुंबई ४०० ०३२, दिनांक १९ नोवेंबर २०१५

**वाचा.—(१) महाराष्ट्र शासन राजपत्र, भाग-१, असाधारण क्र. २०, दिनांक १३ मार्च २०१५ मध्ये प्रसिद्ध झालेली शासन सूचना क्र. टीपीएस-१२१२/१६९९/प्र.क्र. १२७/(भाग-१)/२०१३/नवि-१२, दिनांक ११ मार्च २०१५.**

**(२) महाराष्ट्र शासन राजपत्र, भाग-१, असाधारण क्र. ८८, दिनांक ६ नोवेंबर २०१५ मध्ये प्रसिद्ध झालेले शुद्धिपत्रक क्र. टीपीएस-१२१२/१६९९/प्र.क्र. १२७/(भाग-१)/२०१३/नवि-१२, दिनांक २० मे २०१५.**

#### महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६.

क्रमांक टीपीएस-१२१२/१६९९/प्र.क्र. १२७/(भाग-१)/२०१३/नवि-१२.—भिंवंडी तालुक्यातील ५१ गावांच्या (सुधारित ६० गांवे) अधिसूचित क्षेत्राकरिता प्रसिद्ध करण्यात आलेल्या प्रारूप विकास योजनेमधील सारभूत स्वरूपाच्या बदलांवर आम जनतेकडून हरकती/सूचना मागविण्याबाबतची, महाराष्ट्र प्रादेशिक व नगररचना अधिनियम, १९६६ (यापुढे जिचा उल्लेख “उक्त अधिनियम” असा करण्यात आला आहे.) चे कलम ३१(१) अन्वये शासन नगरविकास विभागाने सूचना क्र. टीपीएस-१२१२/१६९९/प्र.क्र. १२७/(भाग-१)/२०१३/नवि-१२, दिनांक ११ मार्च २०१५, त्यासोबतचा अनुसूची-III व अनुसूची-IV सह प्रसिद्ध केली आहे आणि क्र. टीपीएस-१२१२/१६९९/प्र.क्र. १२७/(भाग-१)/२०१३/नवि-१२, दिनांक २० मे २०१५ रोजी शुद्धिपत्रकही निर्गमित केले आहे.

शासन नगरविकास विभागाने अधिसूचना क्र. टीपीएस-१२१३/१५३३/प्र.क्र. २७८/१३/नवि-१२, दिनांक ३० जून २०१४ अन्वये मुंबई महानगर प्रदेशाच्या प्रादेशिक योजना क्षेत्रासाठीचा विशेष नगर वसाहतीच्या नियमावलीमध्ये केलेला फेरबदल विचारात घेता, शासन सूचना दिनांक ११ मार्च २०१५ सोबत जोडलेल्या प्रस्तावित फेरबदलाचा अनुसूची-IV मध्ये काही सुधारणा करणे आवश्यक आहे. सदरची वस्तुस्थिती विचारात घेऊन शासन खालील पूरकपत्र निर्गमित करीत आहे.

#### पूरकपत्र :—

#### Schedule-IV

Sr. No.	EP No.	Sector No.	Modifications of Substantial Nature Proposed by the State Government under section 31(I) of the MR and TP Act, 1966.	In place of (4)	Read as (5)
1	EP-210	DCR	Regulation No. 6.13 is proposed to be renumbered as Regulation No. 10.1 and APPENDIX-W Clause No. 1.4, W.3 (H, I and J), W. 4(A), (F), (J) and W.7(D) are proposed to be modified.	Regulation No. 6.13 is proposed to be renumbered as Regulation No. 10.1 and APPENDIX-W Clause No. 1.4, W.3 (H, I and J), W. 4(A), (F), (J) and W.7(D) are proposed to be modified.	APPENDIX-W Clause No.1.1 is proposed to be modified as follows :

(१)

*Schedule-IV—contd.*

(1)	(2)	(3)	(4)	(5)
			W. 3(h, I and j), W. 4 (A), (F), (J), 5.1 and W.7 (D) are proposed to be modified.	<p><b>1.1 AREA REQUIREMENTS.</b>— Any suitable area free from all encumbrances having access by means of an existing or a proposed Development Plan road, having a minimum width of 18 mt. can be identified for the purpose of development as “Special Township Project”.</p> <p>The area notified under the Special Township Project, shall be one, contiguous, unbroken and uninterrupted and in any case shall not be less than 40 Ha. (100 acres) at one place.</p> <p><i>[Explanation.—If such minimum 40 Ha. (100 Acre) area proposed to be developed under a Special Township Project is divided by one or more water courses (such as nala, canal, etc.), existing or proposed roads of any width or railways, etc., then such area shall be considered to be continuous, unbroken and uninterrupted, subject to the condition that the Developer shall construct necessary connecting roads or bridges as per site requirements at his own cost with due permission from the concerned authorities.]</i></p> <p>The area under Special Township Project shall not include the area under notified forest, Hill-tops, Hill-Slopes, water bodies like rivers/creeks/canals/reservoirs, Tribal Lands, lands falling within the belt of 100 mt. from the High Flood Line (HFL) of major lakes, dams and their surrounding restricted areas, lands in the command area of irrigation projects, lands falling within a belt of 200 mt. from historical monuments and places of Archaeological importance, Archaeological monuments, Heritage precincts and places, any restricted areas, notified National Parks, Gaonthan Areas and Congested Areas, Defence Areas, Contonment Areas, truck terminus specially earmarked on Development Plan, area under Eco-sensitive Zone, other Environmentally Sensitive Areas, Quarry Zone and Recreational and Tourism Development Zone, notified areas of SEZ, wildlife corridors and biosphere reserves, catchment areas of water bodies, designated Port/Harbour areas and designated Airport areas.</p> <p>However, such Special Township Project may also include private lands under commercial zone, industrial zone, subject to the conditions that—</p> <p>(i) In case of lands falling under industrial zone, minimum 60 percent built-up area from the land under Industrial zone shall be for the purpose of Industrial user, and the remaining maximum 40 percent, for the Residential and Allied users ; and</p> <p>(ii) In case of lands falling under commercial zone, minimum 50 percent built-up area from the land under</p>

*Schedule-IV-concl.*

(1)	(2)	(3)	(4)	(5)
			commercial zone shall be for the purpose of commercial user and the remaining maximum 50 percent, for the Residential and allied users.	
			<i>Explanation.—</i> The minimum built-up area prescribed under the aforesaid proviso towards the main user of such zone shall be in addition to the built-up area required [under Regulation 4 (j) ] towards Economic Activity over the remaining area of the Special Township Project.	
			<i>APPENDIX-W.—</i> Clause No. 5.1 is proposed to be modified as follows :	
			5.1 Special Township Project in Residential Zone, Urbanisable Zone, Commercial Zone and Industrial Zone.	
			(i) The admissible FSI in respect of a Special Township Project in the Residential, Urbanisable Zone, Commercial Zone, and Industrial zone within the Development Plan area shall be as given below.	

महाराष्ट्राचे राज्यपाल यांच्या आदेशानुसार व नावाने,

सुनिल फाटक,  
कक्ष अधिकारी.